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REGULAR MEETING OF
JUNE 23, 2020

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.
We encourage the public to use one of the following:

The Telephone Numbers Are:

(312) 626-6799 or (213) 338-8477, Meeting ID: 927361025

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/927361025>

If you need additional information regarding this meeting, you can contact either
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 451-2678

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
 - A. APPROVAL OF MINUTES: June 16, 2020**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

9:15 a.m. **CASE NO.:** 1-19

APPLICANT: ROBERT MCLEAN/NEUMANN SMITH ARCHITECTURE

LOCATION: 32 Monroe Ave between Farmer St and Cadillac Square in a B5 zone (Major Business District)- Council District #6

LEGAL DESCRIPTION OF PROPERTY: S MONROE 50 THRU 47 PLAT OF SEC 6 GOVERNOR & JUDGES PLAN L34 P545 DEEDS, W C R 1/5 3 THRU 1 PLAT OF LOTS 45 & 46 SEC 6 GOVERNOR & JUDGES PLAN L1 P68 PLATS, W C R 1/17 44 & 43 W 19 FT 42 PLAT OF SEC 6 GOVERNOR & JUDGES PLAN L34 P545 DEEDS, W C R 1/5 1/--- 58,070 SQ FT

PROPOSAL: Robert McLean/Neumann Smith Architecture on behalf of Bedrock requests dimensional variances to construct a 946,526 square foot High Rise Mixed-use Development with Residential structures, Retail and Office (By-Right-Uses) in a B5 Zone (MAJOR BUSINESS DISTRICT). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum lot area, minimum lot width, minimum setbacks and the dimensional variances or adjustments of which are provided for in this Chapter, provided: (a) That the open space needs of the potential occupants are adequately served; and (b) That said facility complies with all appropriate federal and state statutes, Wayne County Code of Ordinances, this Code and their accompanying regulations that control or regulate such use, including all applicable standards of this Zoning Ordinance; Said dimensional variances may be granted on the approval criteria of Sec. 61-4-81 of this Code; the proposed mixed use high rise tower is 535 feet high – the maximum building height permitted is 450 feet; the proposed horizontal dimension of the mixed use tower is 95 feet – the greatest horizontal dimension of the tower can't exceed 60 feet; a total of fifteen (15) off-street loading zones are required – 6 off-street loading zones are provided. (Sections 50-4-131 Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

10:15 a.m. **CASE NO.:** 11-20 aka BSEED SLU2020-00011

APPLICANT: DANY HAMANA

LOCATION: 10001 W. Seven Mile Rd. between Kentucky and Ilene in a B2 Zone (Local Business and Residential District)- City Council District #2

LEGAL DESCRIPTION OF PROPERTY: S SEVEN MILE RD 40 THRU 37 E 10 FT 36 EXCEPT SEVEN MILE ROAD AS WD HOPPERS COLLEGE PARK SUB L47 P70 PLATS, W C R 16/407 107 X 86.16A

PROPOSAL: Dany Hamana request permission to expand or modify a non-conforming Gas Station (Permit #200404 August 25, 1932) by building a new non-conforming Gas Station w/Canopy in a 544 sq. ft. building, a 592 sq. ft. addition on a 9,202 sq. ft. in a B2 Zone Local Business and Residential District. This case is appealed because a public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to Section 50-15-27 of this Code, provided, that nonconforming adult uses shall not be considered for expansion or intensification. See Section 50-3-505 of this Code; (1) Any increase in the gross floor area of a building that houses a nonconforming use shall be deemed an expansion of the nonconforming use. Any increase in the area of a zoning lot where a nonconforming use is located shall be deemed an expansion of the nonconforming use;(2) Any change to the site plan of a nonconforming use involving a structure; loading is in the alley but there is no rear door, missing dumpster, no right of way screening, does not meet the lot area of 16,000sq. ft. setback not 10 ft. from property line. (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26 - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings.)AP

11:15 a.m. **CASE NO.:** 12-20 aka BSEED SLU2019-00079

APPLICANT: MATTHEW WARD

LOCATION: 22100 Grand River between Redford and Cooley in B4 Zone (General Business District)- City Council District #1

LEGAL DESCRIPTION OF PROPERTY: N GRAND RIVER ALL THAT PART OF S E 1/4 OF SEC 9 T 1 S R 10 E DESC AS FOLS BEG AT A PTE IN N LINE OF GRAND RIVER AVE 120 FT WD BG ALSO IN W LINE OF REDFORD AVE 66 FT WD TH N 61D W 50.15 FT ALG SD N LINE TH N 28D 56M 40S E 74 FT TH N 61D W 78.84 FT TH N 28D 56M 30S E 109.18 FT TH S 61D E 106.36 FT TH S 22D 04M 20S W 184.56 FT ALG W LINE OF REDFORD AVE TO P O B 22/--- 50.15 IRREG

PROPOSAL: Matthew Ward appeals the decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00079) which DENIED the establishment of a Minor Motor Vehicle Repair Facility in an existing 7,092 sq. ft. bldg. in a B4 Zone General Business District. This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; USE denied; the applicant was illegally storing used tires outside, illegal sale of used tires is not permitted in a B4 zoning district, the subject property was in violation of several property maintenance codes, failure to obtain a certificate of compliance, absence of a masonry dumpster, parking is deficient and the 5 ft. walkway is missing; the conditional use will be injurious to the use and enjoyment of other properties and adversely aggravate any pre-existing conditions in the surrounding area. (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26 - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings.)JAP

VII. **PUBLIC COMMENT / NEW BUSINESS**

Next Hearing Date: June 30, 2020

VIII. **ADVISEMENTS / OLD BUSINESS**

IX. **MEETING ADJOURNED**